

# *Reston Task Force*

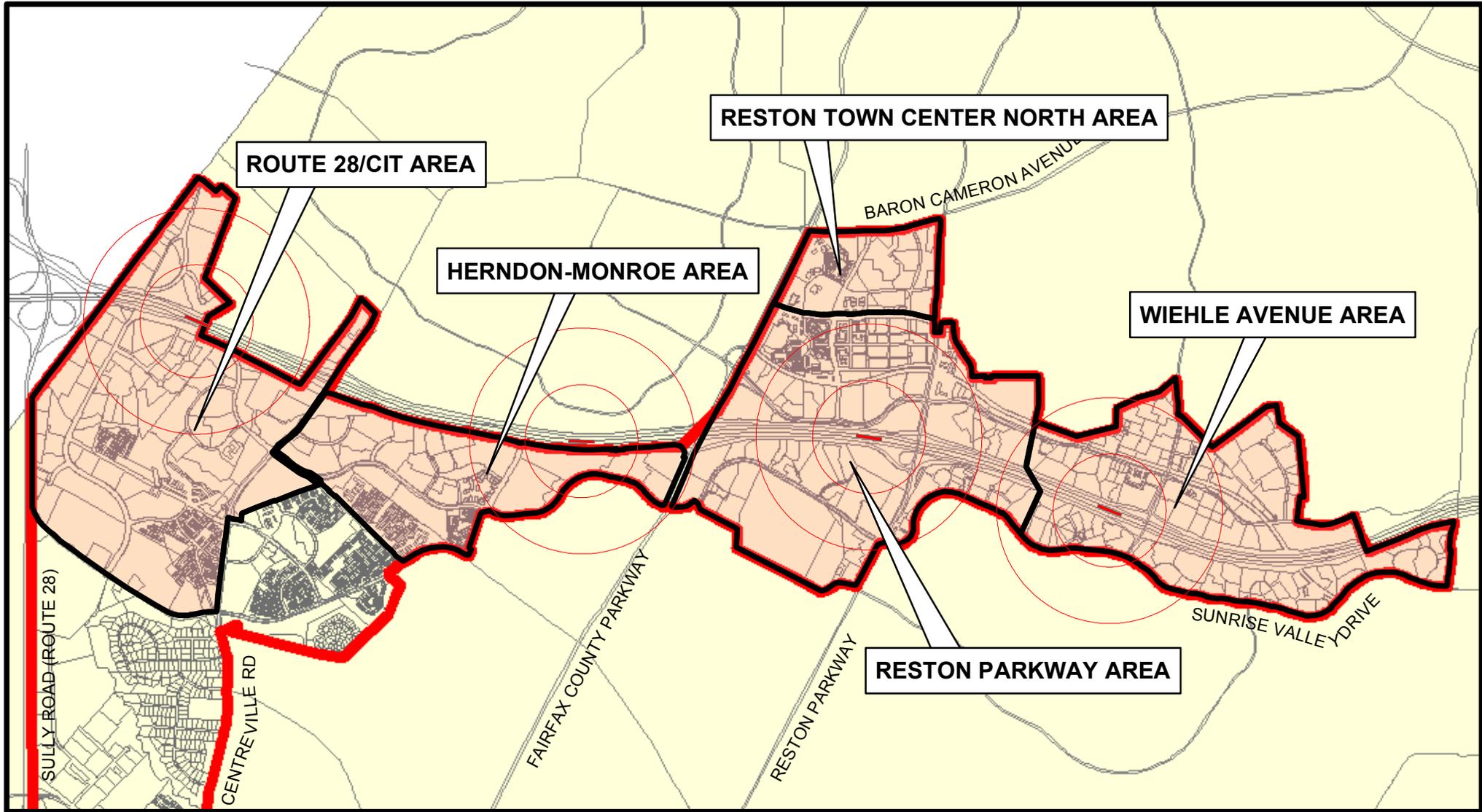
## ***Forecasts for Reston-Dulles Rail Corridor 2010-2050***

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July 27, 2010

# GMU Analysis of Reston-Dulles Corridor: Station Areas



## Legend

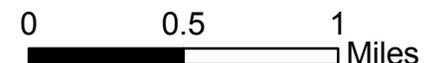
 Station Areas (Data to be organized/analyzed by station area)

 Reston-Dulles GMU Analysis Area

 Parcels within Analysis Area

 General Location of Planned Metro Stations

Note: Circles denote 1/4 and 1/2 mile radius from station



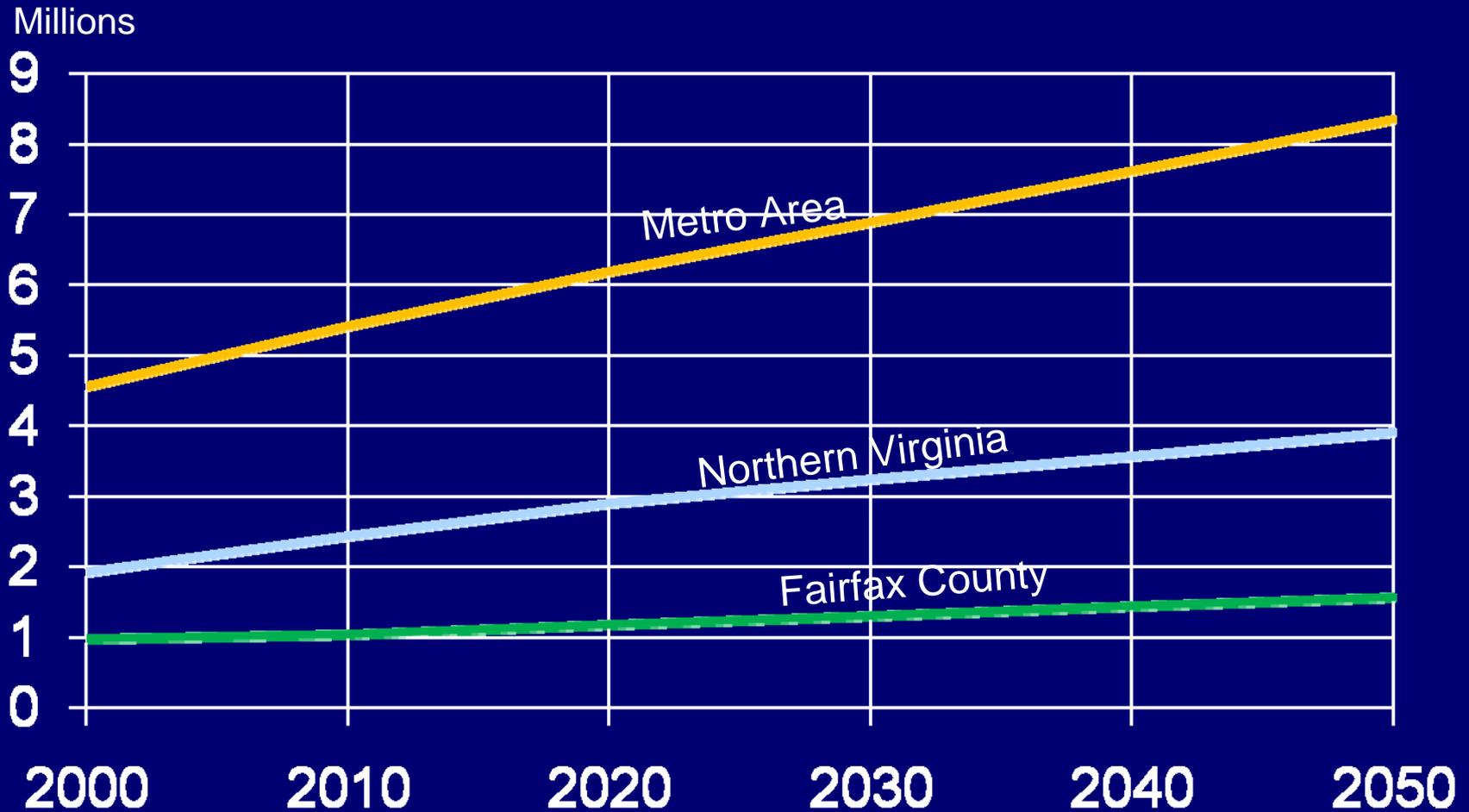
# Purpose and Objectives

- Develop forecasts of land use activity 2010-2050 to assist Comprehensive Plan Update
- The forecasts represent market feasibility in the context of overall future development in the Washington region, Northern Virginia and Fairfax County

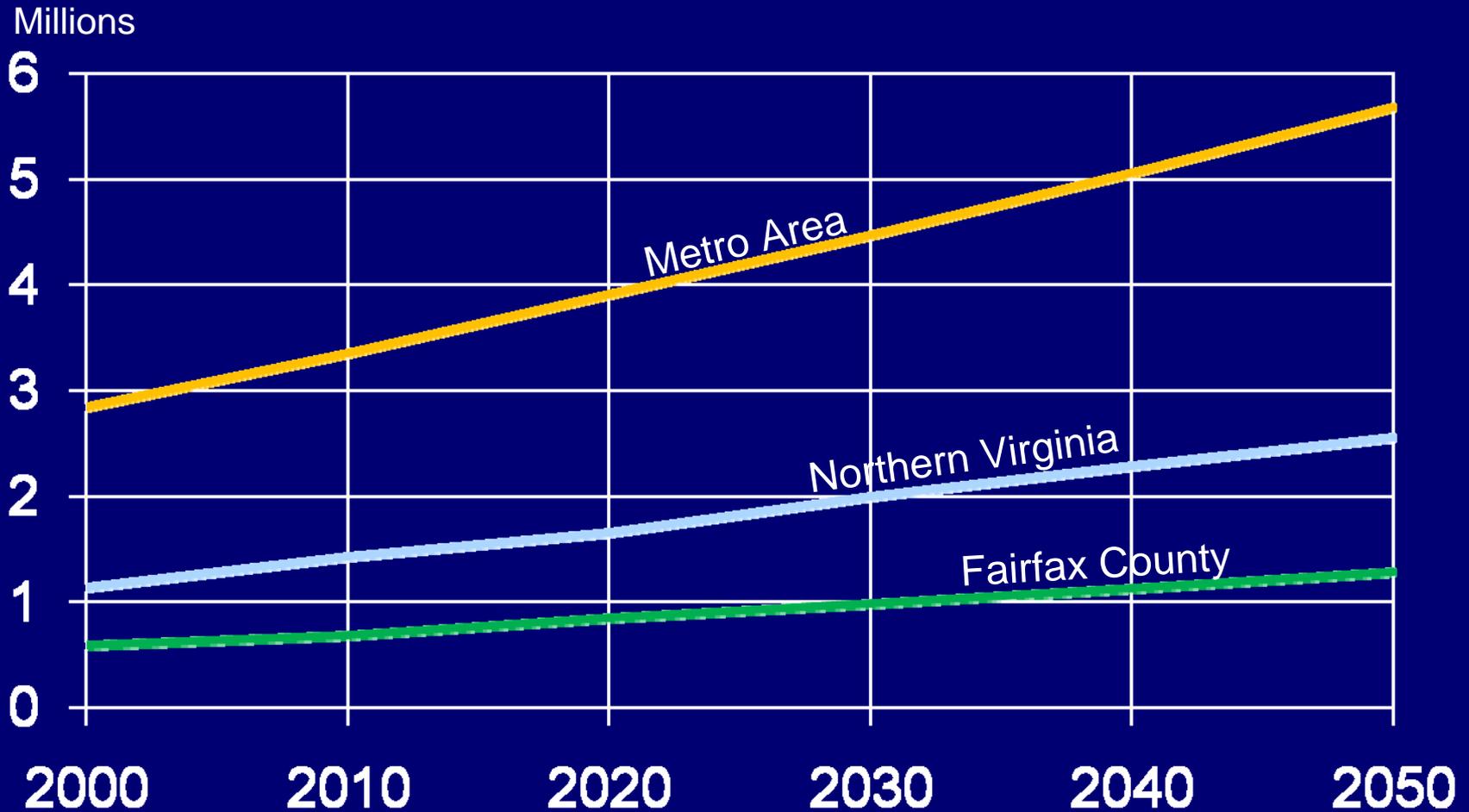
# Overview of Methodology

- Metropolitan and County Level – Reviewed COG Cooperative Forecasts and Proprietary Econometric Forecasts of NPA Inc. and Global Insight Forecasts (Basis of COG Round 8 Regional Forecasts)
- Fairfax County forecasts developed as assumptions of share of regional growth, and essentially the same as the County level forecasts used for Tysons Corner forecasts developed in 2008.

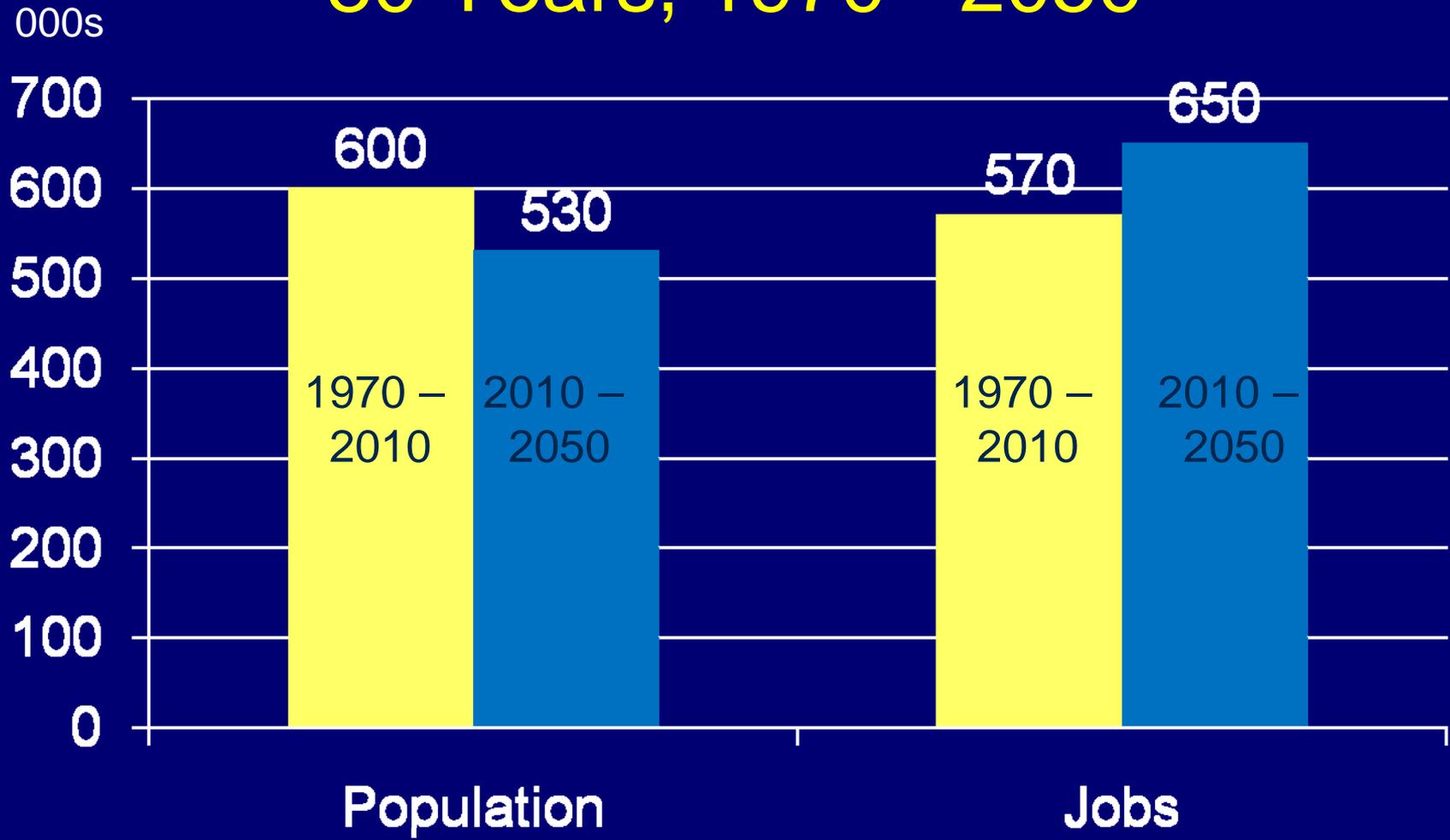
# Population, 2000 - 2050



# Jobs, 2000 - 2050



# Fairfax County Growth 80 Years, 1970 - 2050



# Corridor Forecasts

# Overview of Methodology

- Developed forecasts for the Metro Station corridor as a whole based on shared assumptions of County growth
- Considered levels of growth projected for other employment and household centers in the County and COG Regional Activity Centers – test for reasonableness for growth compared to other growth centers
- Developed forecasts for each station area within context of corridor forecasts and differences in development potentials of each station.

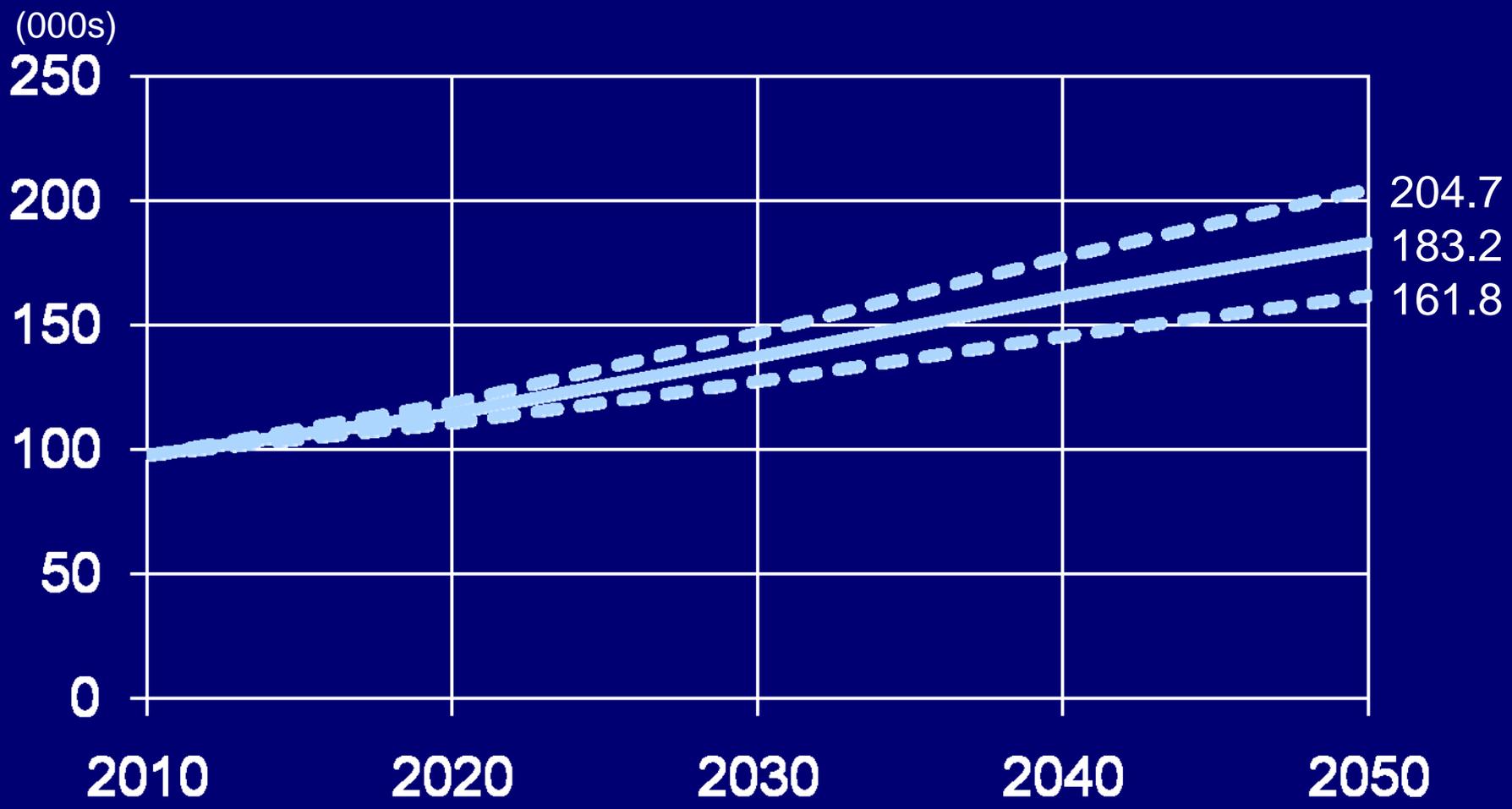
# Forecasts for Reston-Dulles Rail Corridor

- Job Growth for 2010-20 will be faster in other County areas: Tysons Corner and South County (BRAC) – Means that the corridor's share of County jobs will drop slightly as other areas get a larger share
- For 2020-2030, job growth will accelerate and share of county totals will increase, and then moderate for the 30-40 and 40-50 decades
- The corridor will increase its share of Household growth in each succeeding decade

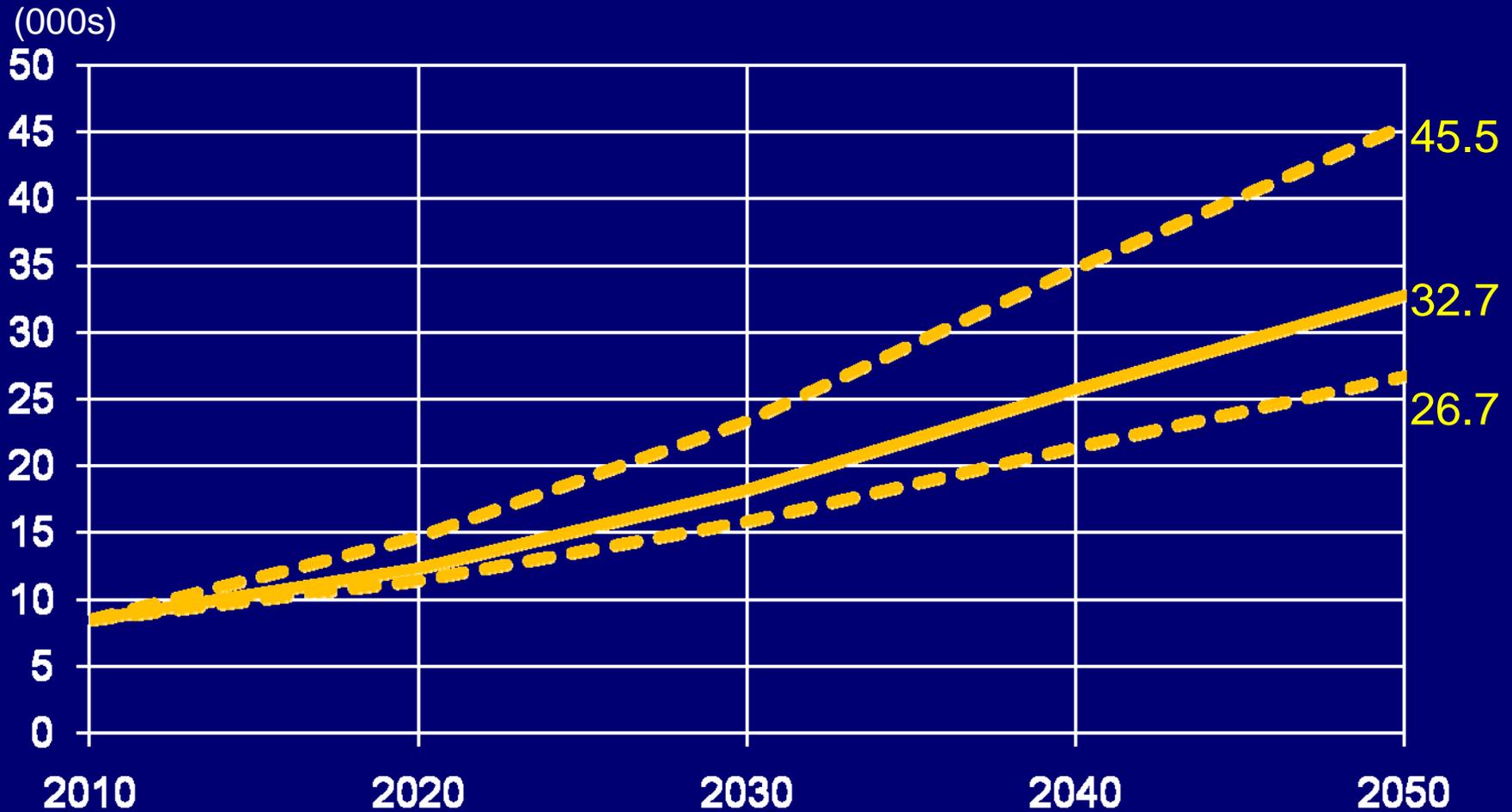
# Low and High Forecast Range

- Low and High forecasts for the corridor were developed using a confidence interval approach, with the growth increment in each 10-year period being 75% for the Low and 125% for the High forecast.
- The High forecast for households was adjusted to reflect even more residential growth potential (more aggressive residential growth policies) with the ratio of jobs to households reaching a level of 4.5 in 2050.

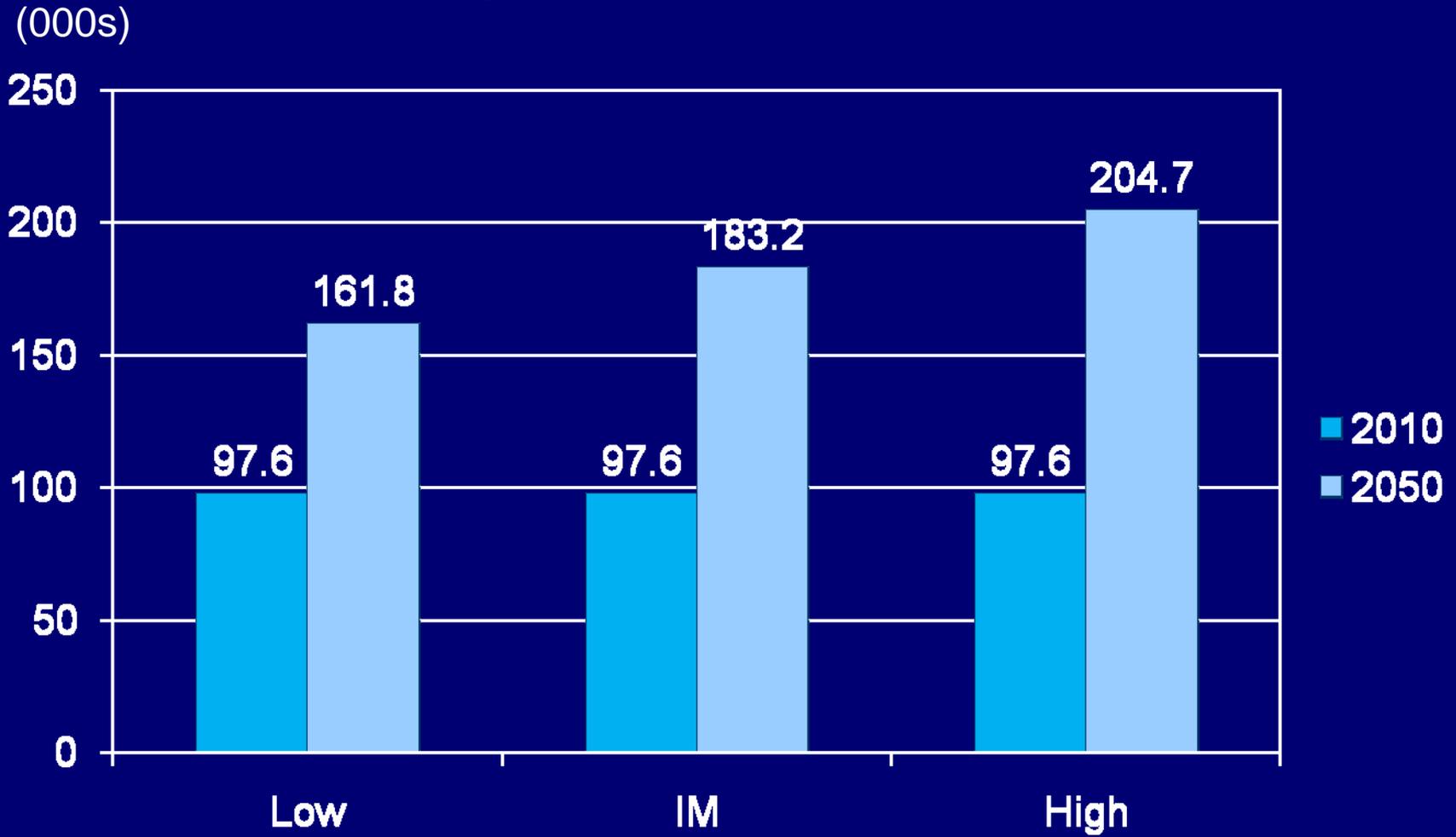
# Reston-Dulles Rail Corridor Employment Forecast Range, 2010 - 2050



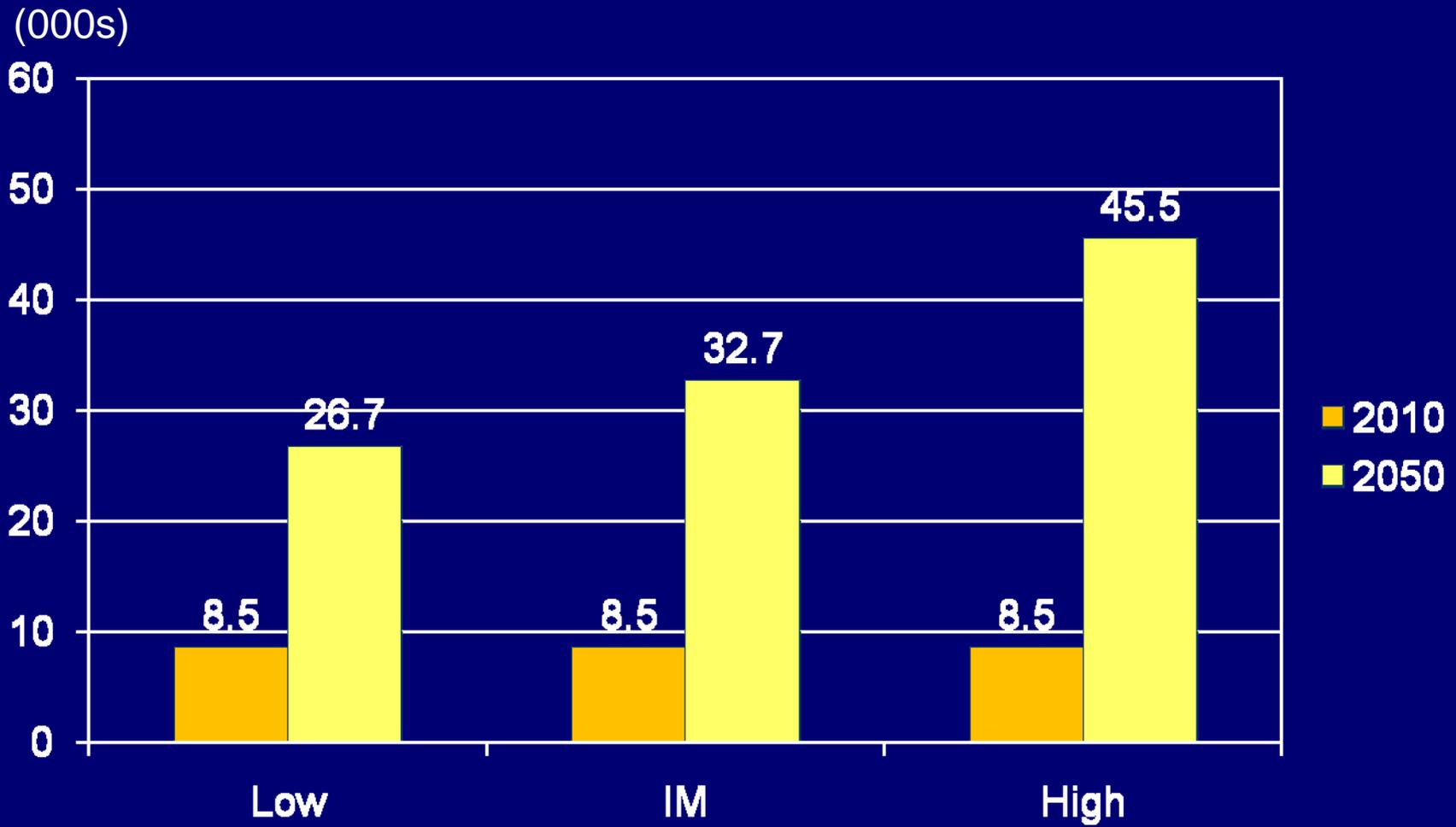
# Reston-Dulles Rail Corridor Households Forecast Range, 2010 - 2050



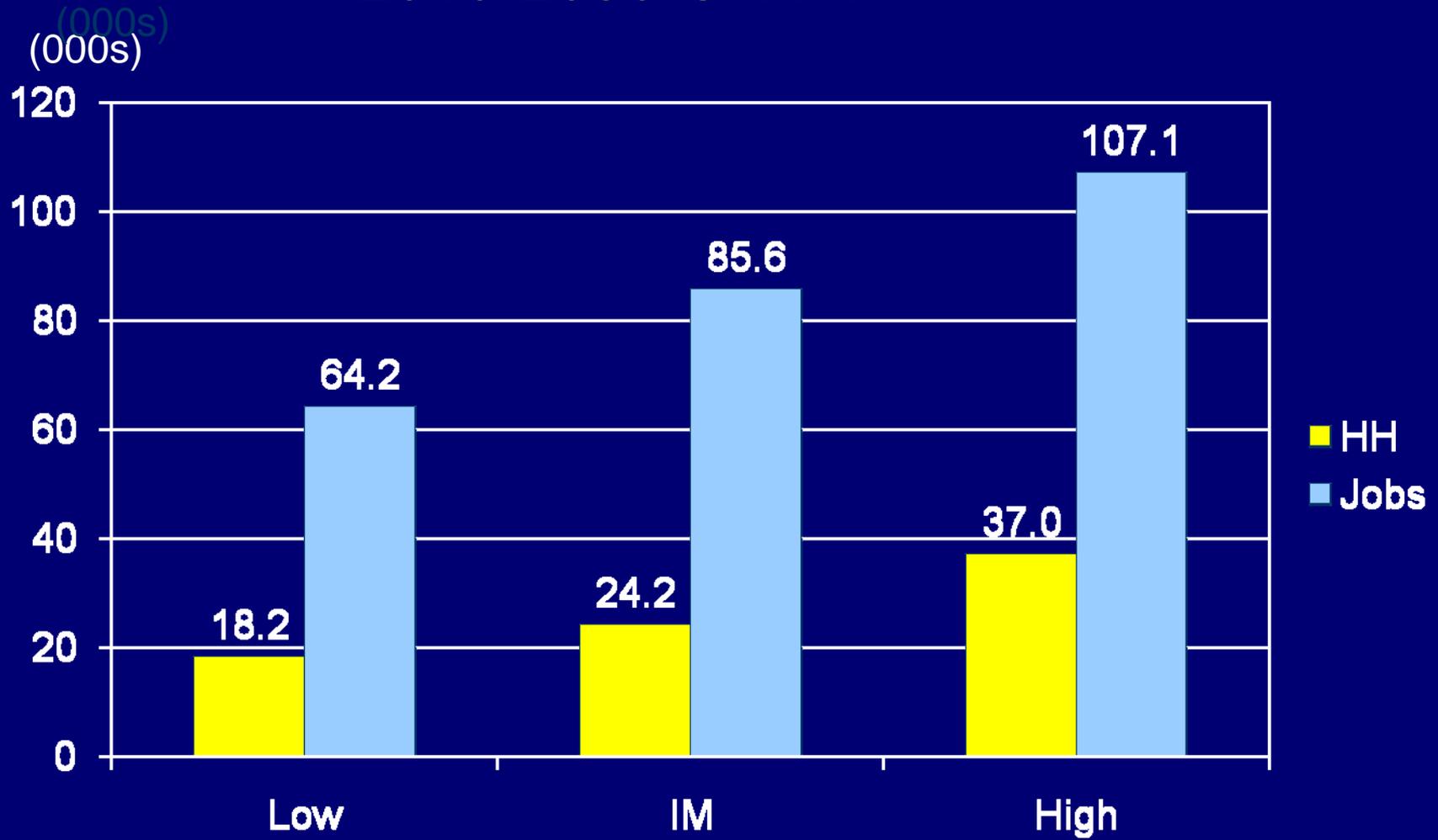
# Reston Dulles Rail Corridor Employment Forecasts



# Reston Dulles Rail Corridor Household Forecasts

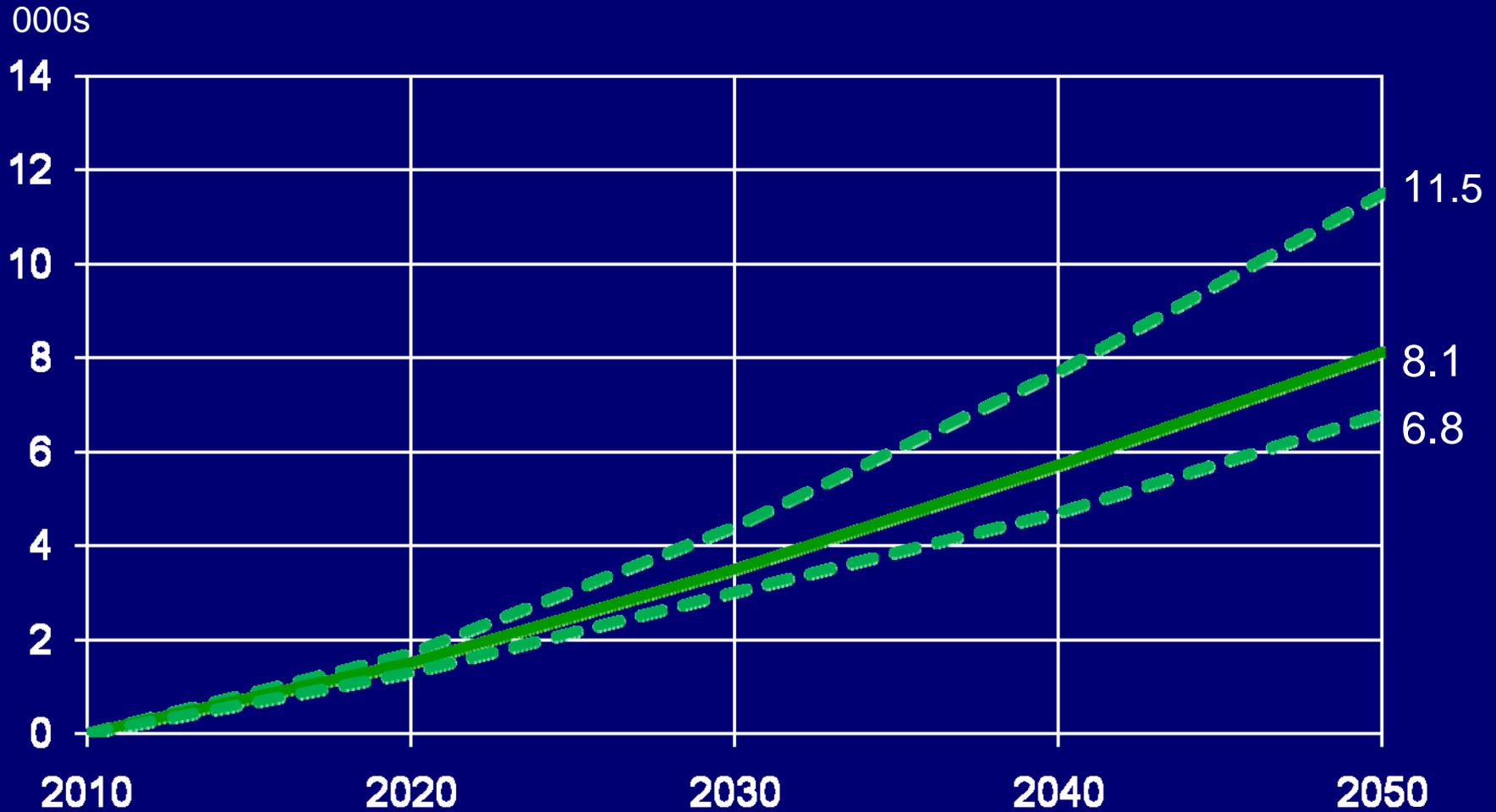


# Reston Dulles Rail Corridor 2010-2050 Growth

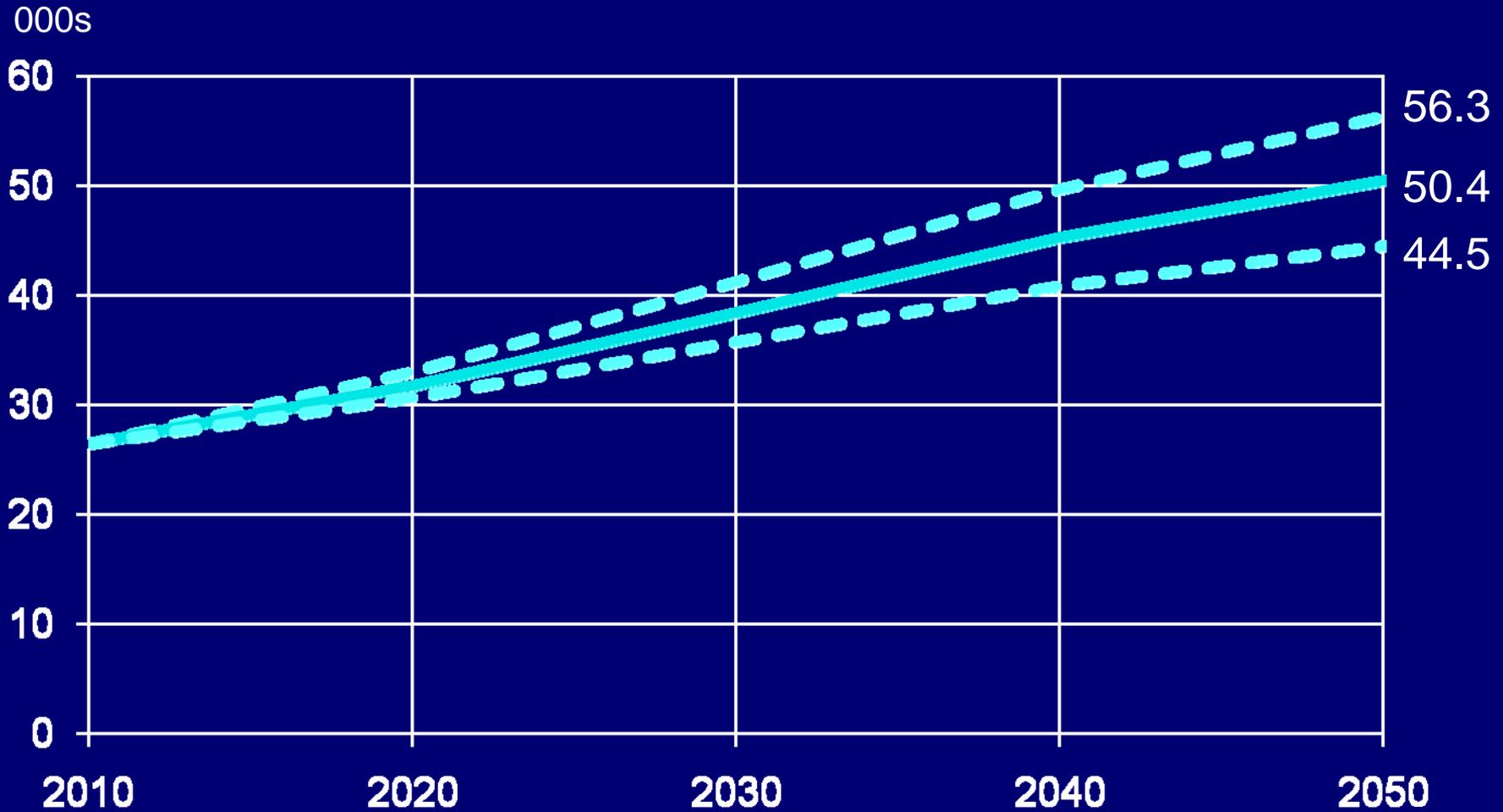


# Station Area Forecasts

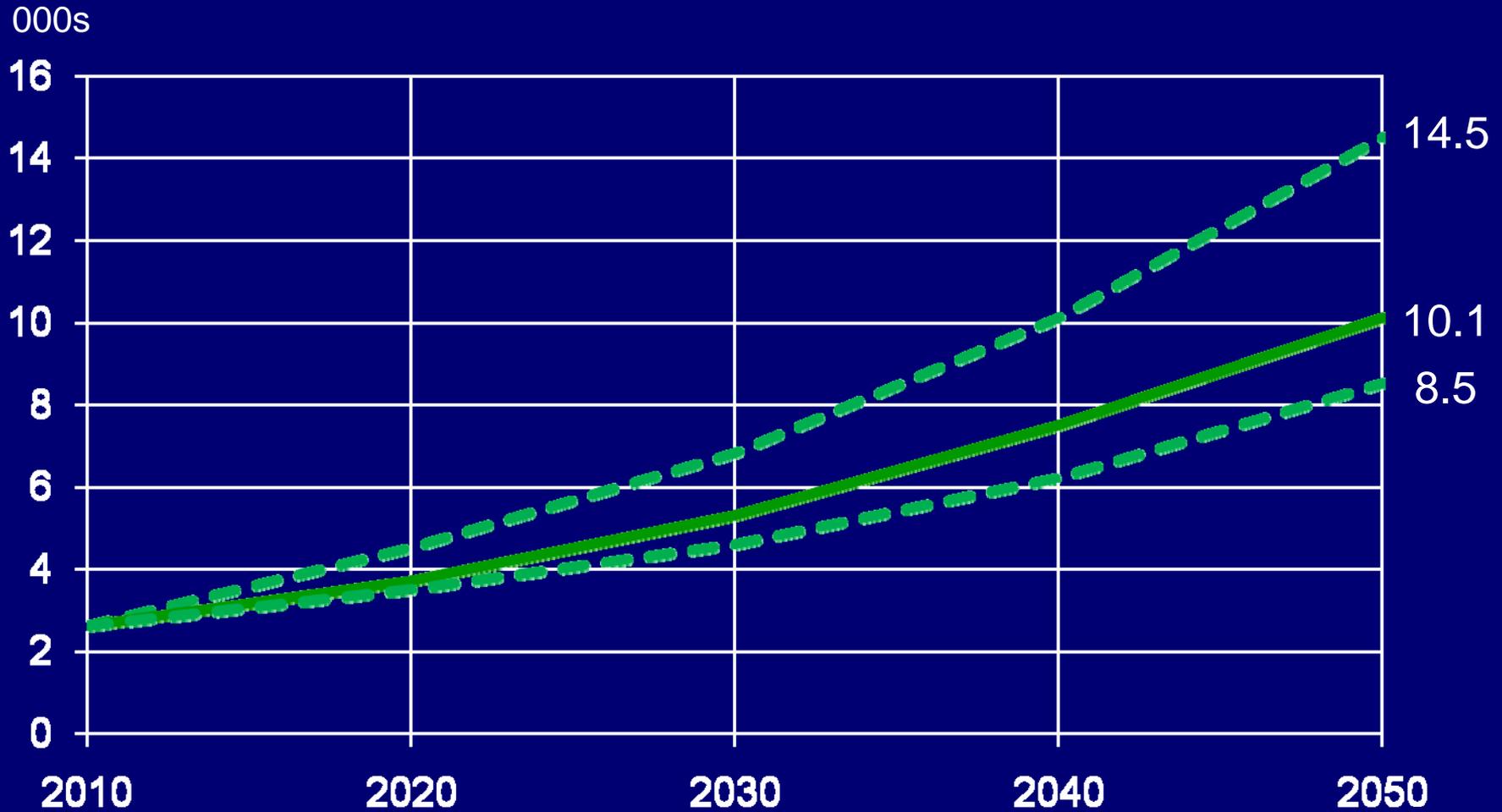
# Wiehle Avenue Metro Station Area Households Forecast Range, 2010 - 2050



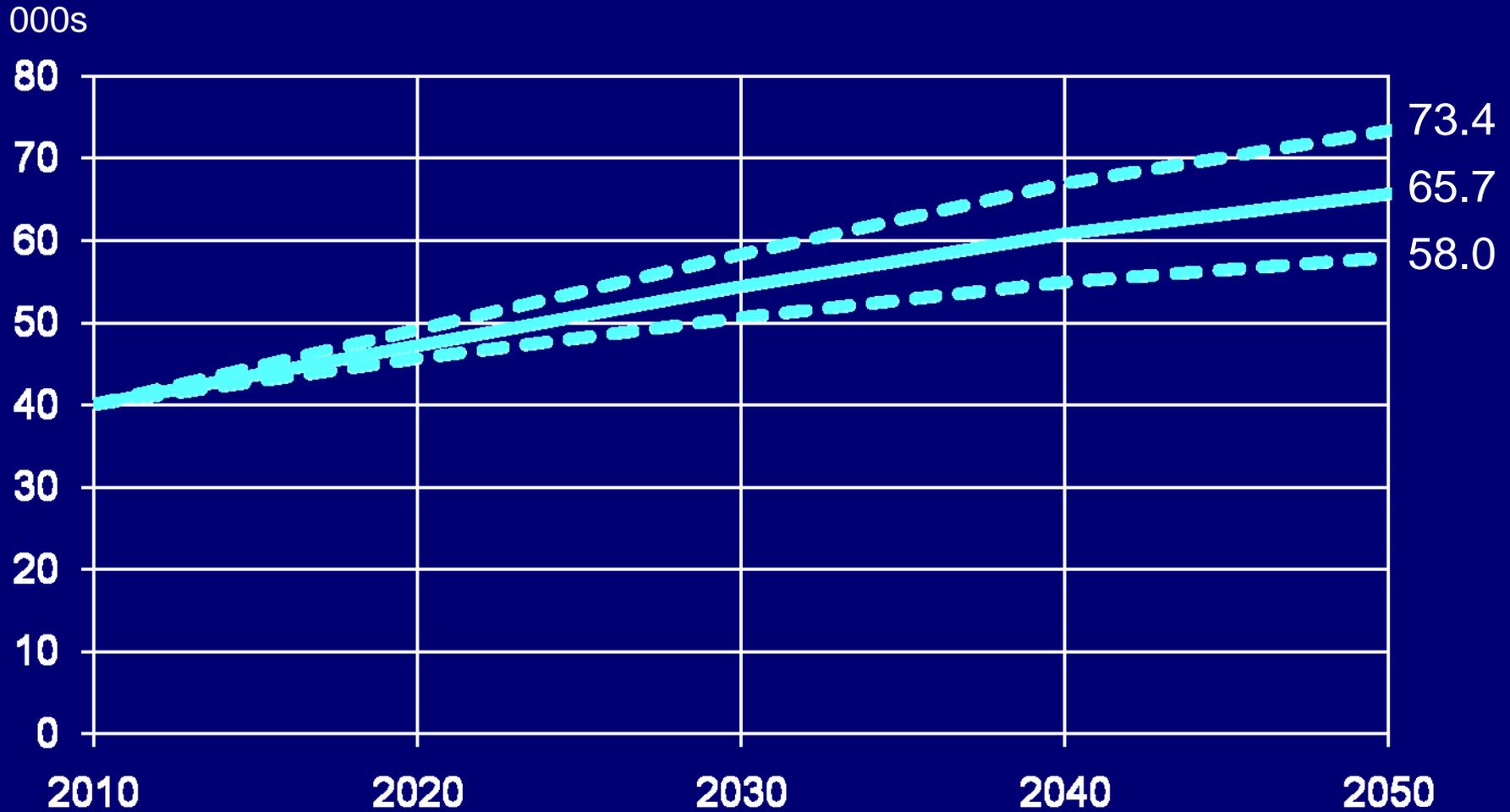
# Wiehle Avenue Metro Station Area Employment Forecast Range, 2010 - 2050



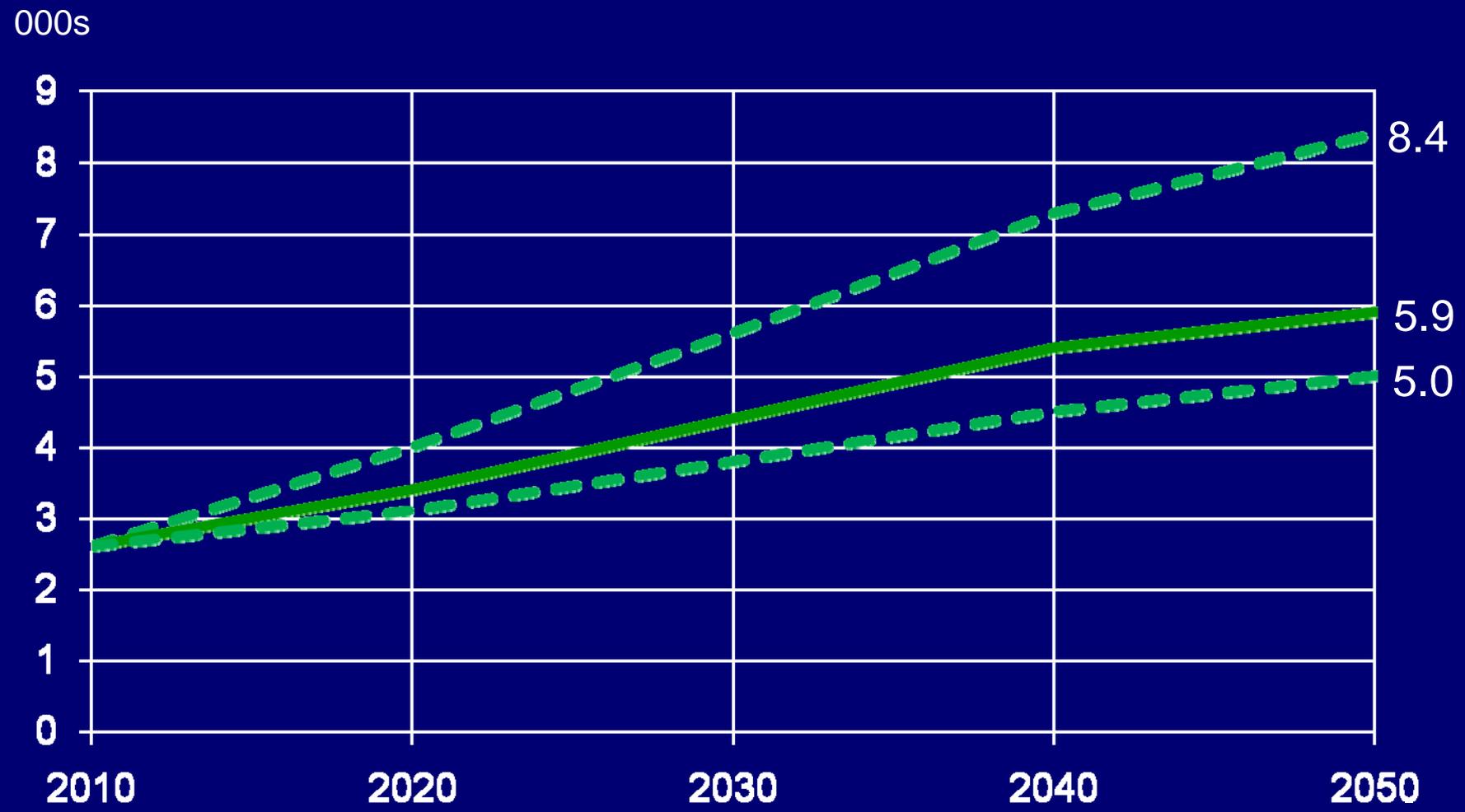
# Reston Parkway Metro Station Area Households Forecast Range, 2010 - 2050



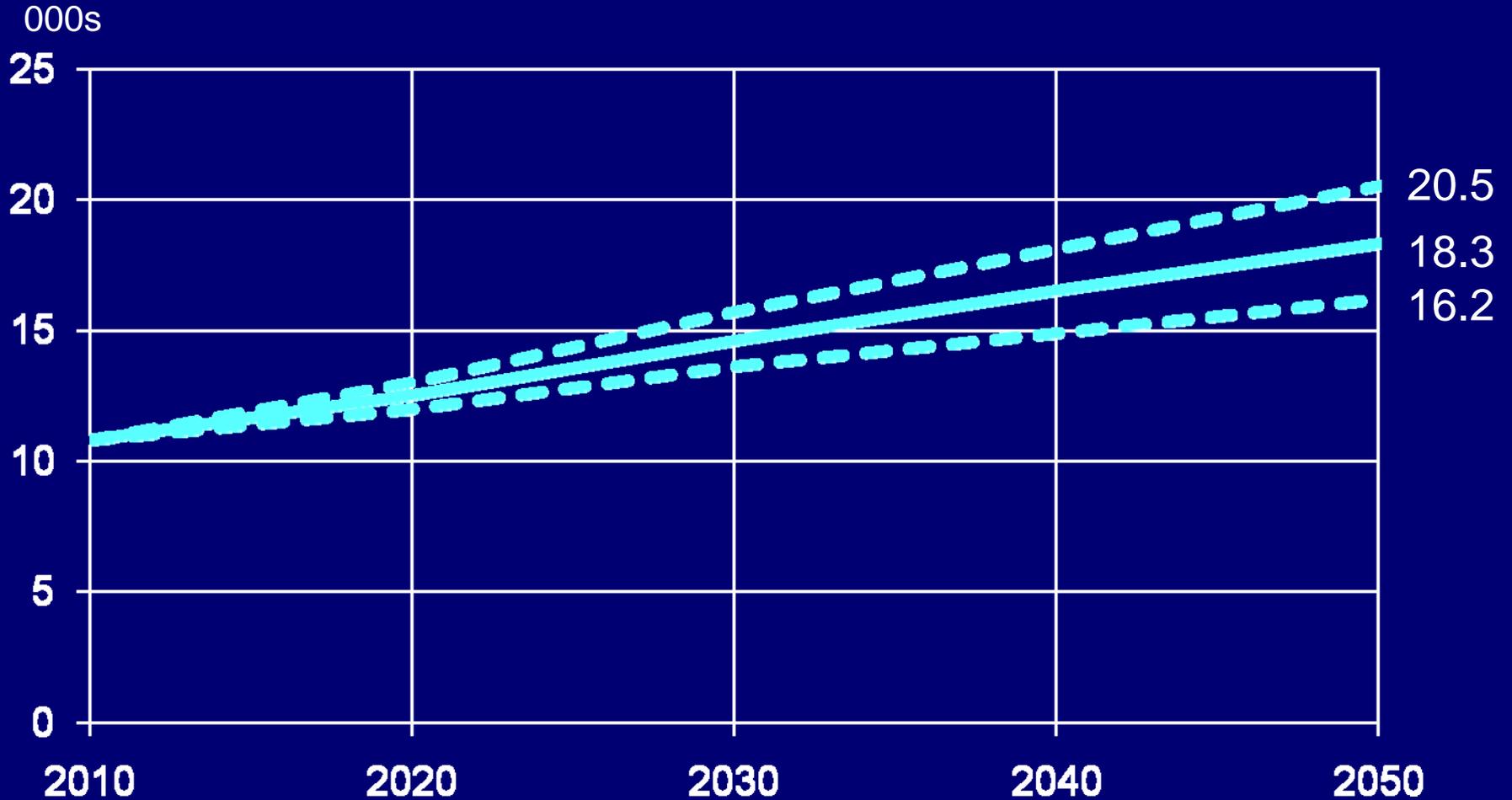
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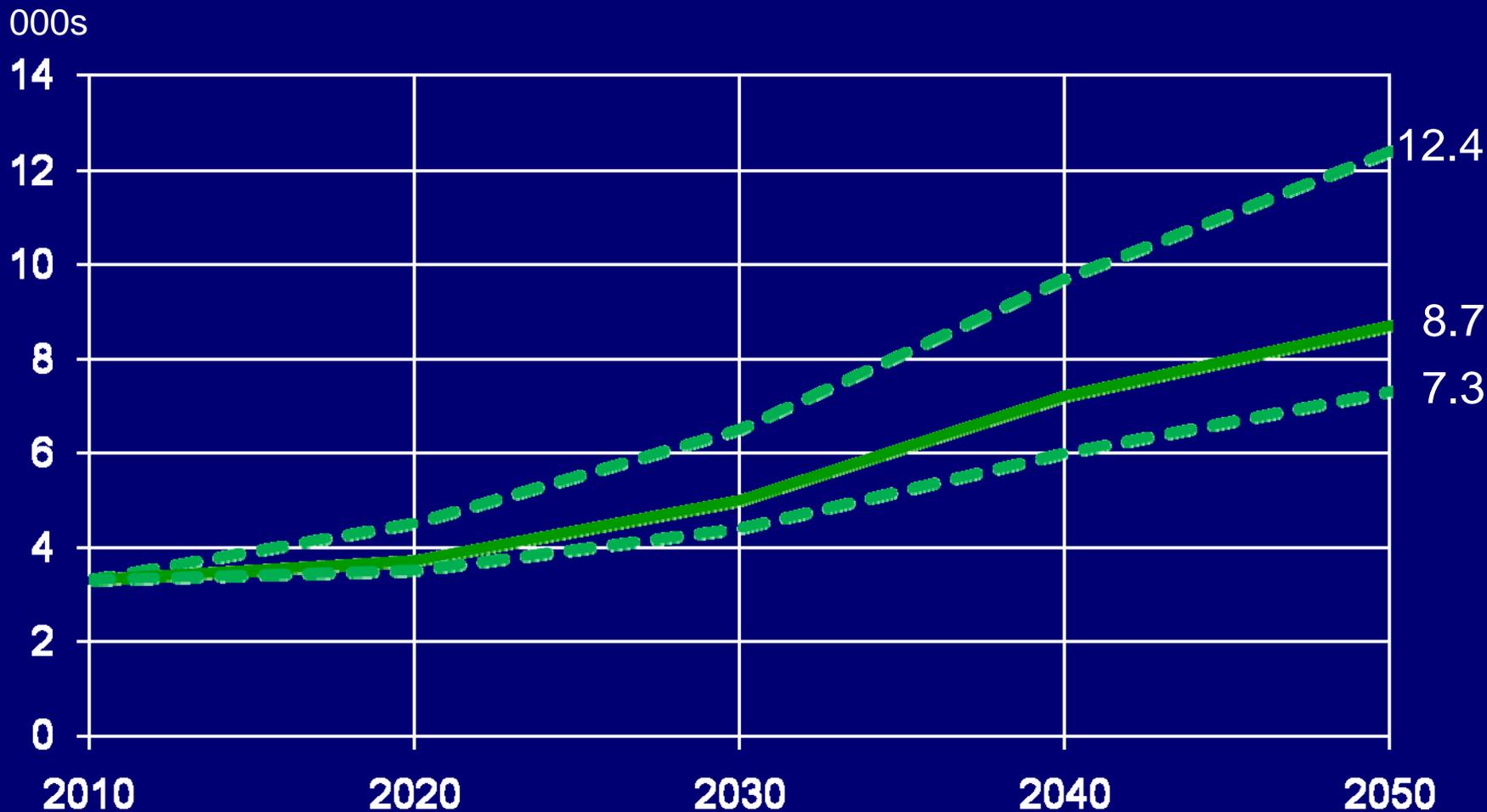
# Herndon-Monroe Metro Station Area Households Forecast Range, 2010 - 2050



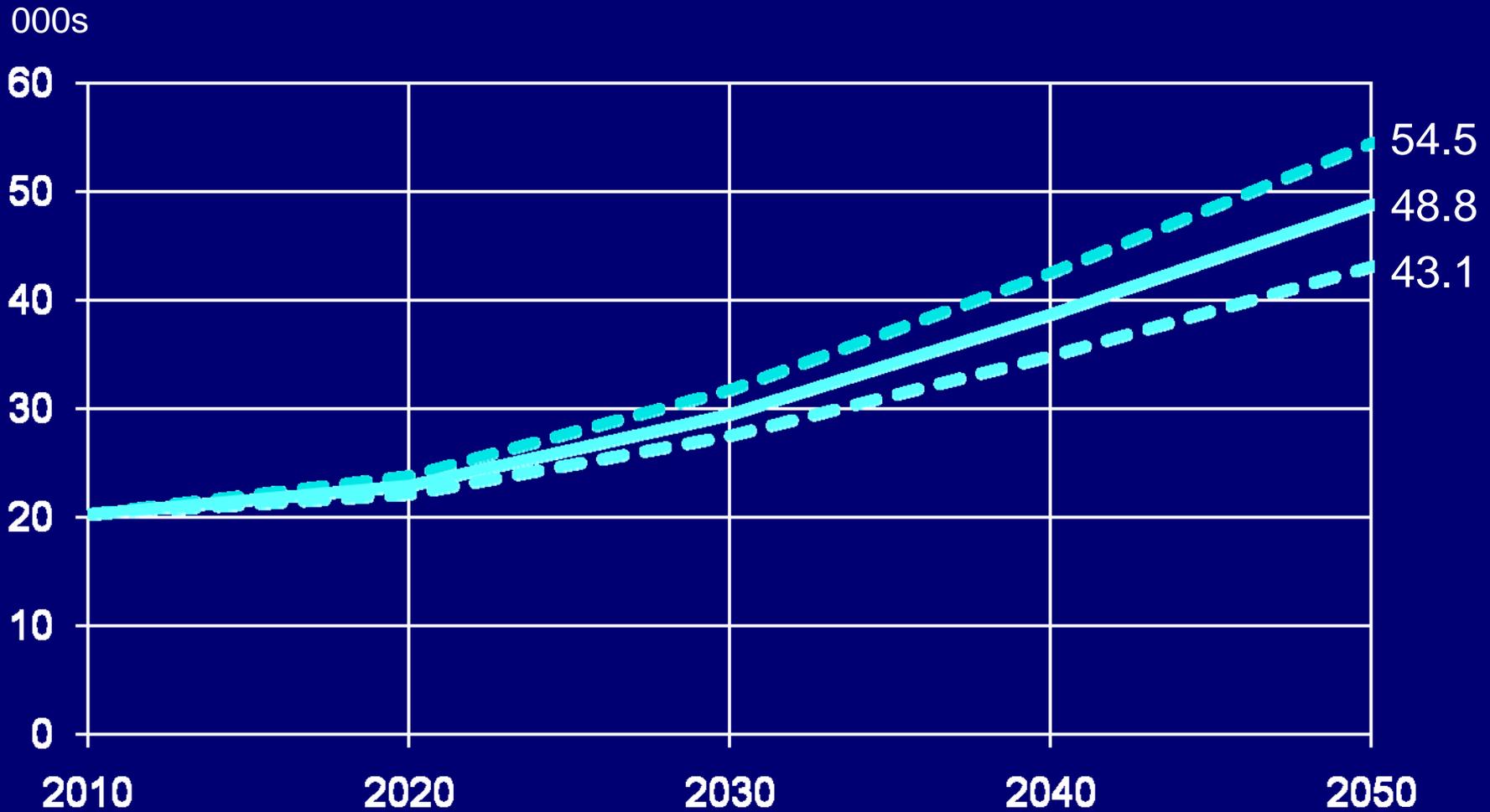
# Herndon-Monroe Metro Station Area Employment Forecast Range, 2010 - 2050



# Route 28/CIT Metro Station Area Households Forecast Range, 2010 - 2050



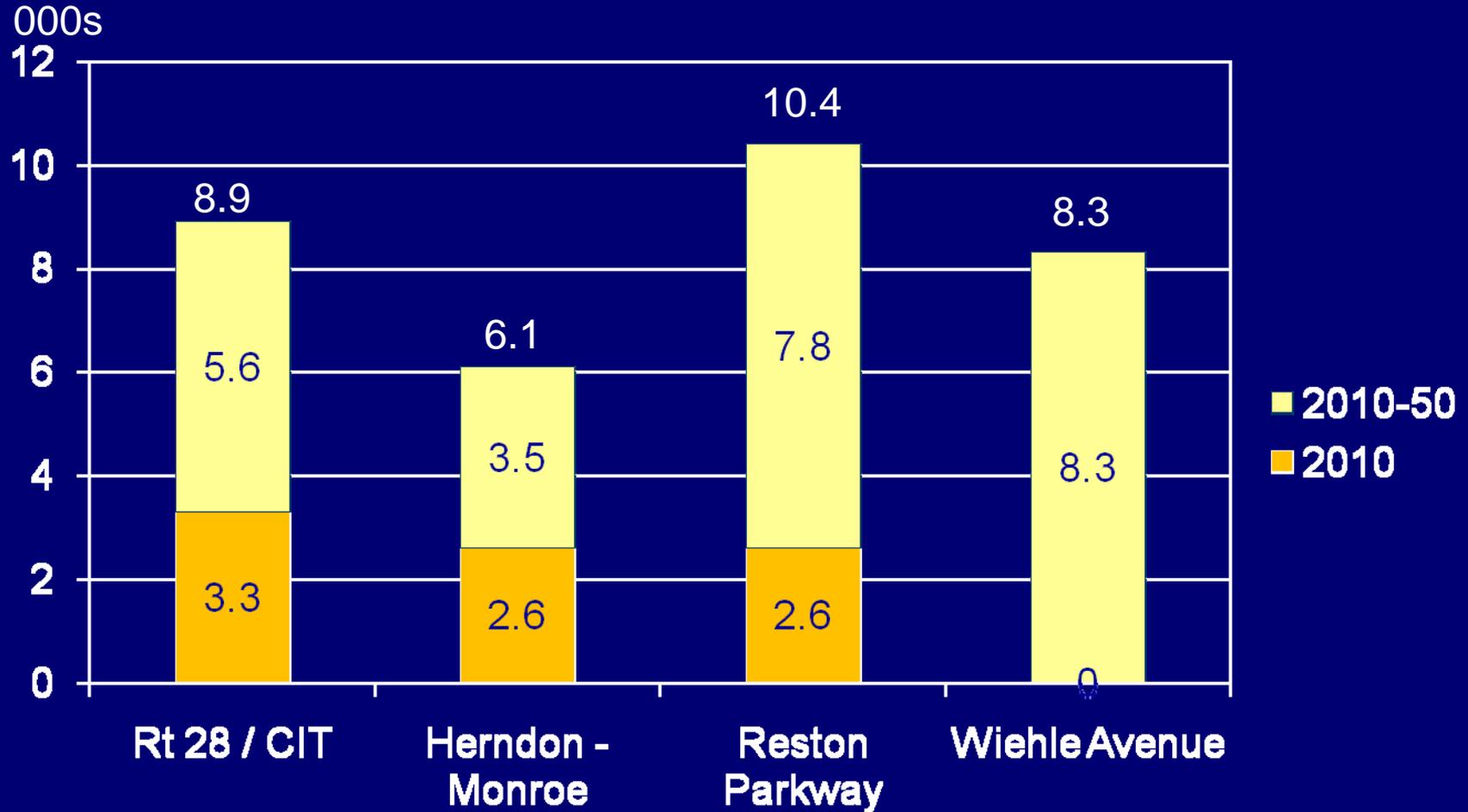
# Route 28/CIT Metro Station Area Employment Forecast Range, 2010 - 2050



# Employment by Station Area 2010 and Growth to 2050



# Households by Station Area 2010 and Growth to 2050



# Ratio of Jobs to Households 2010-2030-2050

